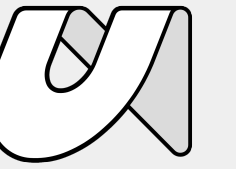


Design and Access Statement



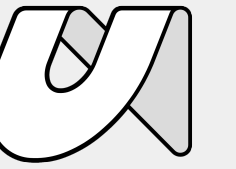
84a Tudor Road,
Hayes, Middlesex, UB3 2QF

A new detached house between
no.s 84 & 86 Tudor Road



Proposed aerial view of the new house looking west

Introduction and Design Principles



This Design and Access Statement has been prepared to support the planning application for a new detached dwelling at 84 Tudor Road. The proposal seeks to utilize the generous garden frontage to provide a high-quality, sustainable home that respects the character of the existing streetscape.

1. Introduction and Site Context

The application site is located within the residential curtilage of 84 Tudor Road. The existing property benefits from an exceptionally large garden with a significant frontage, providing a natural infill opportunity between the host dwelling and number 86.

The surrounding area is characterized by a mix of detached and semi-detached suburban housing. The proposal aims to optimize the use of this underutilized land by delivering a modern, energy-efficient family home that sits harmoniously within the established building line.

2. Design Principles

Amount and Scale

The proposal is for a three-bedroom, four-person, two-storey detached house. The massing has been carefully considered to ensure the building sits comfortably alongside its neighbors.

Ground Floor NIA: 46.7m²

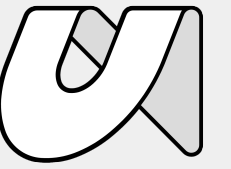
First Floor NIA: 40.2m²

Total NIA: 86.9m²

By incorporating a small lean-to element at the rear, the design maximizes the ground floor footprint to conform to the Nationally Described Space Standards (NDSS) for a 3b4p dwelling (84m² –90m² range). The simple roof form ensures the secondary floor plate does not overbear the streetscape, maintaining a scale consistent with the surrounding domestic architecture.



Design and Sustainability



Layout

The internal configuration has been designed for modern family living and future-proofing:

Ground Floor: Features an open-plan kitchen, dining, and living area to maximize light and social flow. A small entrance porch has been added to improve the arrival experience, alongside a vital accessible toilet.

First Floor: Comprises one generous double bedroom, two single bedrooms, and a family bathroom.

External: The large downstairs window features an integrated sunshade to manage solar gain while adding architectural interest to the facade.

Appearance and Materials

While the design references the neighboring properties, it utilizes a "fabric-first" approach with modern, high-performance materials:

Walls: Finished in thru-colour render. Unlike the traditional sand and cement render found on older neighboring buildings, this system is self-cleaning and offers superior weather resistance and longevity.

Fenestration: High-specification modern window and door systems provide improved thermal performance and a contemporary aesthetic.

Roof: A clean, simple form that mirrors the local vernacular.

3. Sustainability and Energy

The project places a heavy emphasis on discrete renewable energy and ventilation:

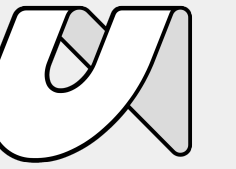
Solar Energy: The roof features photovoltaic (PV) tiles rather than traditional bolt-on panels. These are finished with Aloma edges, allowing them to sit flush and appear as an integral part of the roof covering rather than a conspicuous addition.

Ventilation: A Mechanical Heat Recovery (MVHR) system will be installed in the roof void to ensure high air quality and thermal efficiency. To maintain the traditional aesthetic, the system exhausts through a chimney-like vent, masking its technical function as a standard architectural feature.



Proposed aerial view of the new house looking south

Access and Conclusion



4. Access

Inclusive Access

The dwelling has been designed with accessibility in mind. The new porch provides a sheltered, level transition into the home. The inclusion of a ground-floor accessible toilet ensures the home is "visitable" and adaptable for occupants with varying mobility needs.

Site Access and Parking

The site utilizes the existing frontage to provide adequate off-street parking and safe pedestrian access. The positioning of the house adjacent to number 86 maintains clear sightlines and adheres to the established rhythmic spacing of the road.

5. Conclusion

The proposed dwelling at 84 Tudor Road represents a sensitive and sustainable addition to the local housing stock. By combining traditional massing with modern materials—such as thru-colour render and integrated PV tiles—the project delivers a home that is both aesthetically respectful and technically advanced. We believe the proposal meets all relevant local and national planning criteria regarding space standards and design quality.

Proposed aerial view of the new house looking east

